

Town of Stoneham

Stoneham High School
OPM Services

February 7, 2020



SMMA



Agenda

- Who We Are
- Our Understanding and Approach
- Our Commitment



Background

Firm Overview

- Fully-integrated project management



Background

Our Philosophy

- Expertise at any point in the design and delivery process
 - Management (OPM)
 - Design
 - Engineering
 - Permitting
 - Construction
 - Commissioning
 - Educational Planning
 - Community Outreach
- Collaborative, teamwork-based approach
- OPM K-12 public schools projects only
- Principal-led leadership, guidance, and advocacy



Project Team



Joel Seeley, AIA, MCPPO
LEED AP
Project
Director/Manager



Robert Smith, CS
On-Site Project
Manager



Philip Poinelli, FAIA,
ALEP
Educational Program
Review



Andrew Oldeman, PE,
CEM, LEED AP
Engineering Review



Chris Davis, CCP, CBCP,
LEED AP
Commissioning Agent
Manager



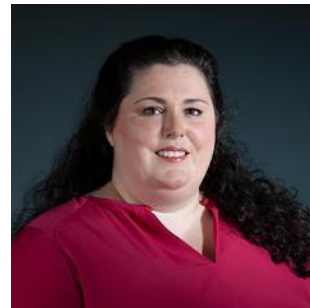
Patrick Weygint, RCDD
Data, Communications
& Security Review



Martine Dion, FAIA,
LEED AP
LEED and Net Zero
Energy Oversight



Tracey O'Connor,
CPSM
Community
Presentation Manager



Sarah Traniello
Reports Manager



Peter Timothy
AM Fogarty – Cost
Estimator

Project Team Commitment

	Feasibility	Design	Construction
Joel Seeley	50%	50%	40%
Robert Smith	10%	15%	100%
Sarah Traniello	40%	40%	60%
Tracey O'Connor	15%	5%	5%
Phil Poinelli	10%	5%	1%
Andrew Oldeman	5%	10%	1%
Patrick Weygint	5%	5%	1%
Christopher Davis	1%	5%	5%
Martine Dion	10%	5%	5%

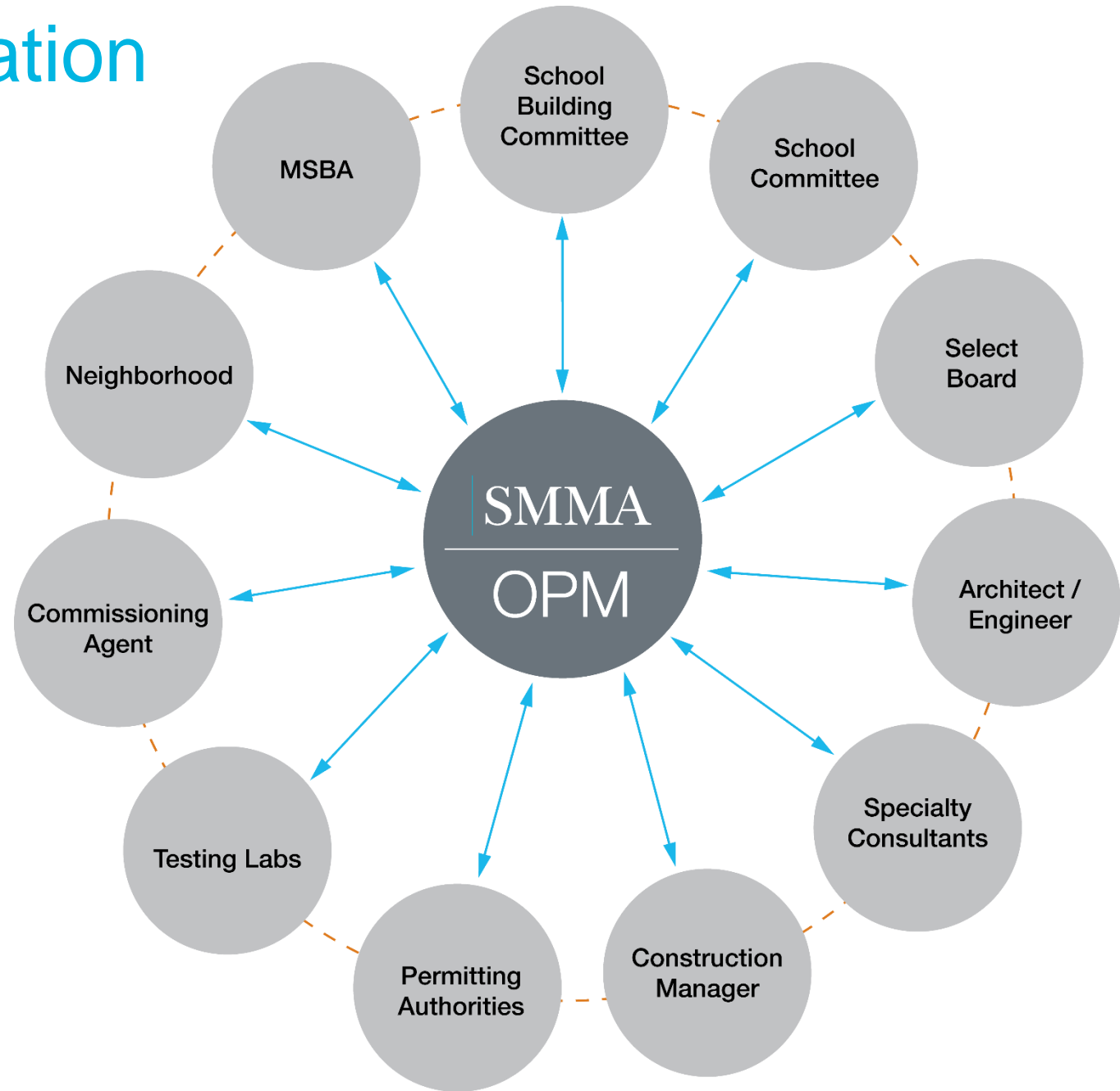
Current OPM Work Load

Project	Status
Peebles Elementary School	In Close-out
W. Edward Balmer Elementary School	In Construction (Complete 2021)
Fuller Middle School	In Construction (Complete 2021)



Hub of Communication

Key to Success



Community Engagement

Approach

- Transparent Process
- Build Trust
- Clear Understandable Information
- Stay on Message
- Entire Project Duration
- Full Team Effort



Community Engagement

Stakeholders

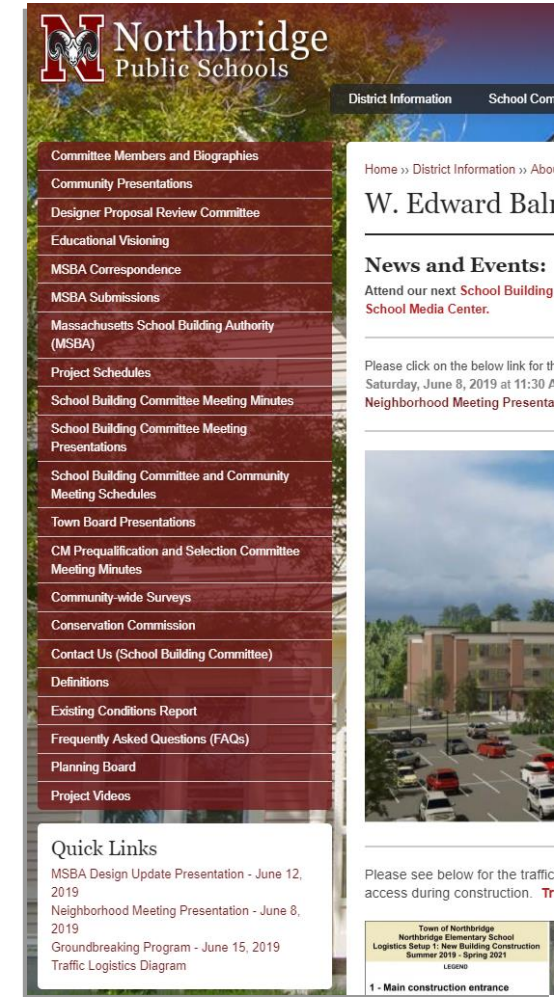
- School Building Committee
- Public Relations Subcommittee
- School Committee
- Select Board
- Finance and Advisory Board
- Capital Improvement Advisory Committee
- Planning Board
- Stoneham Cultural Council
- Council on Aging
- Stoneham Community
- Neighborhoods



Community Engagement

Continuous Community Outreach

- Project Website
- FAQ Sheet
- Workshops and School Building Tours
- Community Surveys
- Neighborhood and Community Meetings
- Town-wide Events



Teacher, Staff and Student Engagement

- Listening
- Educational Visioning Workshops
- Tours of Recent High Schools
- Develop Educational Program
- Guide Space Adjacencies
- Meetings with MEP Engineers
- Meetings with Civil Engineers
- FFE and Technology Selections
- Scheduled Tours During Construction



Project Understanding

Study Options

Non-Construction Related

- Redistricting
- Available space in other school districts
- Rental or acquisition



695 Grade 9-12

Students

110 Pre-School

Renovation/addition

New construction

Project Understanding

Study Options

Non-Construction Related

- Redistricting
- Available space in other school districts
- Rental or acquisition
- Regionalization

Construction Related

- Code repair only
- Renovation only
- Renovation/addition
- New construction



Fieldstone Drive

Project Understanding

Key Drivers

- Constructed in 1968
- Former Junior High School
- 20th Century Education Layout
- NEASC Warning Status
- Original Systems (2016 new Heating Plant)
- Security
- Inflexible and Single Use Spaces
- Oversized and Over Capacity



Existing—211,000sf

Proposed—189,368sf

Project Understanding

Key Outcomes

- STEAM Education Focus
- Sustainable and Net Zero Energy
- Cutting Edge Maker/Fabrication Lab
- Auditorium that Supports Performing Arts
- Gymnasium Size (12,000sf/16,000sf)
- Pre-School and District Offices (10,200sf/2,200sf)
- Life Skills, STRIDE, and RIDE Programs
- Improved Traffic Circulation



Similar Project

Lessons Learned

Holbrook PreK-12 School

- 217,000 SF, 1095 PreK-12 Students, \$103 M
- Co-located with Pre-School and District Offices
- STEAM Program Focused
- Site Bordered by Wetlands, Residential Neighborhood and Commuter Roadway
- Construction Adjacent to



Sustainability and Net Zero Energy

Key Strategies

- Establish Goals Early, Net Zero/Triple Net Zero
- Sustainability Charrettes
- Building Orientation Analysis
- Maximize Envelope Insulation and Air Tightness
- Mechanical System Performance
- Efficient Lighting
- Life Cycle Cost Analysis and Energy Modeling
- Plug Load Reduction and Management
- Renewable Energy Resources
- Occupant Training and Behavior



Commissioning

Design

- Commissioning Plan
- Design Team Coordination
- Progress Reviews
- Specification Integration

Construction

- Subcontractor Expectations
- Concurrent Submittal Review
- On-site Observations
- Pre-Functional and Functional Testing
- Envelope Air and Water Infiltration Testing
- Infrared Envelope Scan



Project Approach

- Facilitate Communication and Collaboration
- Plan the Work
- Control the Budget
- Ensure Quality Construction



Project Plan

Feasibility Phase

- PDP
 - Developing the Ed. Program
 - Investigating the Site
 - Developing, Describing, Presenting all Options
 - Ranking Top Three
- PSR
 - Selecting a Preferred Alternative

Schematic Phase

- SD
 - Detailed Development of the Design



Project Plan

Schedule Drivers

MSBA Board of Directors Meetings

- Preferred Schematic
- Schematic Design

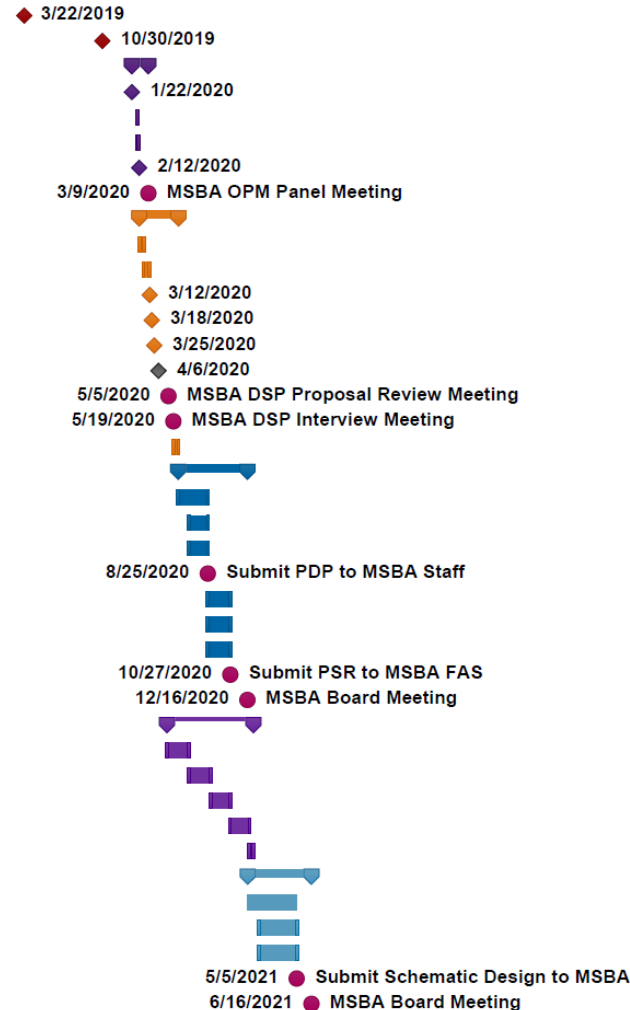
Appropriation Votes

- Town Meeting
- Ballot



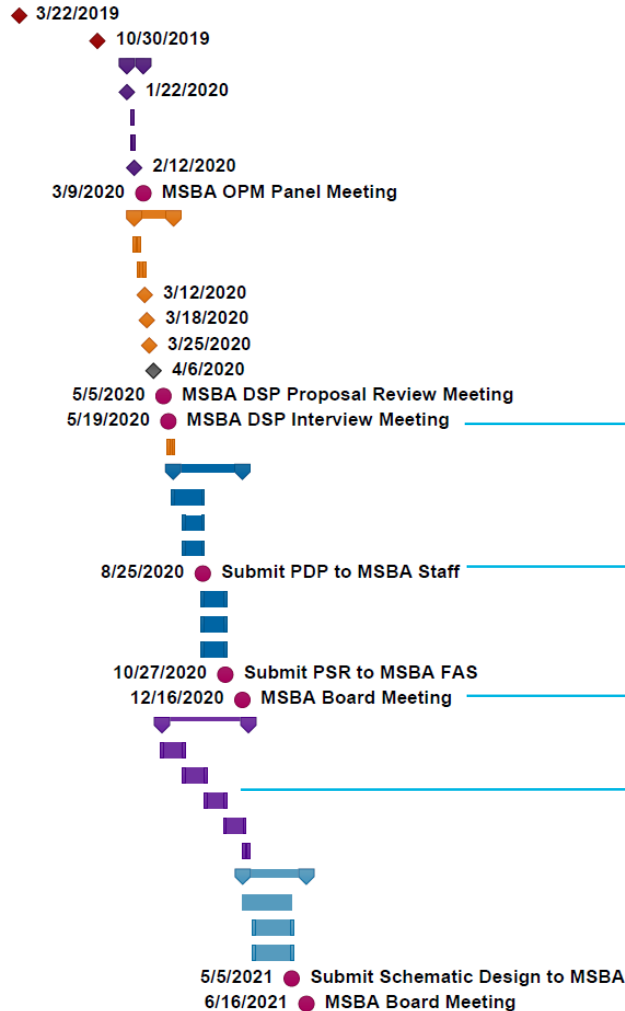
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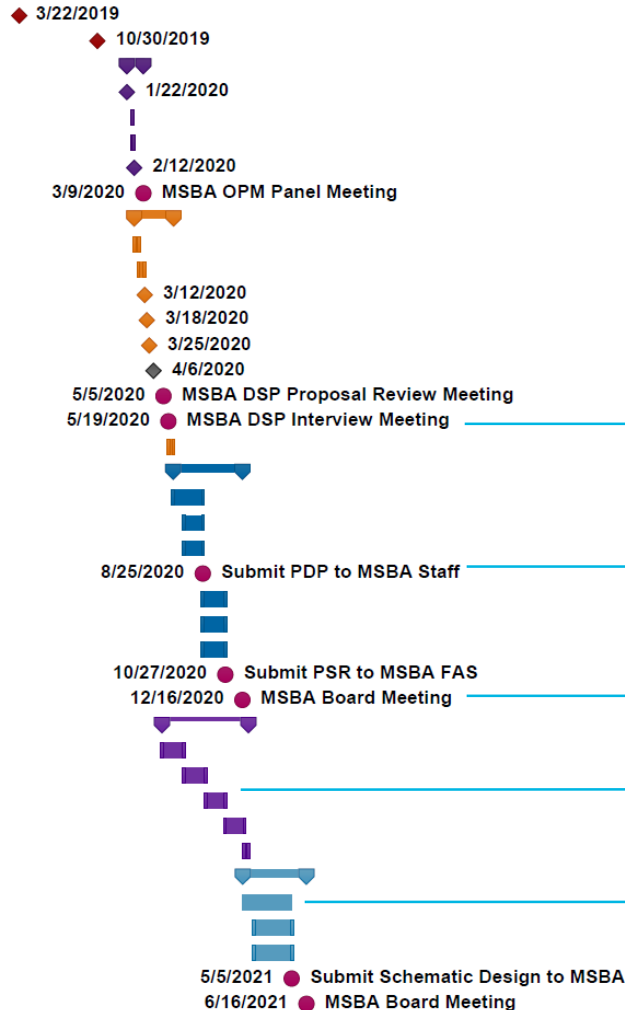
PDP Aug 2020

PSR Dec 2020

CM on Board for SD

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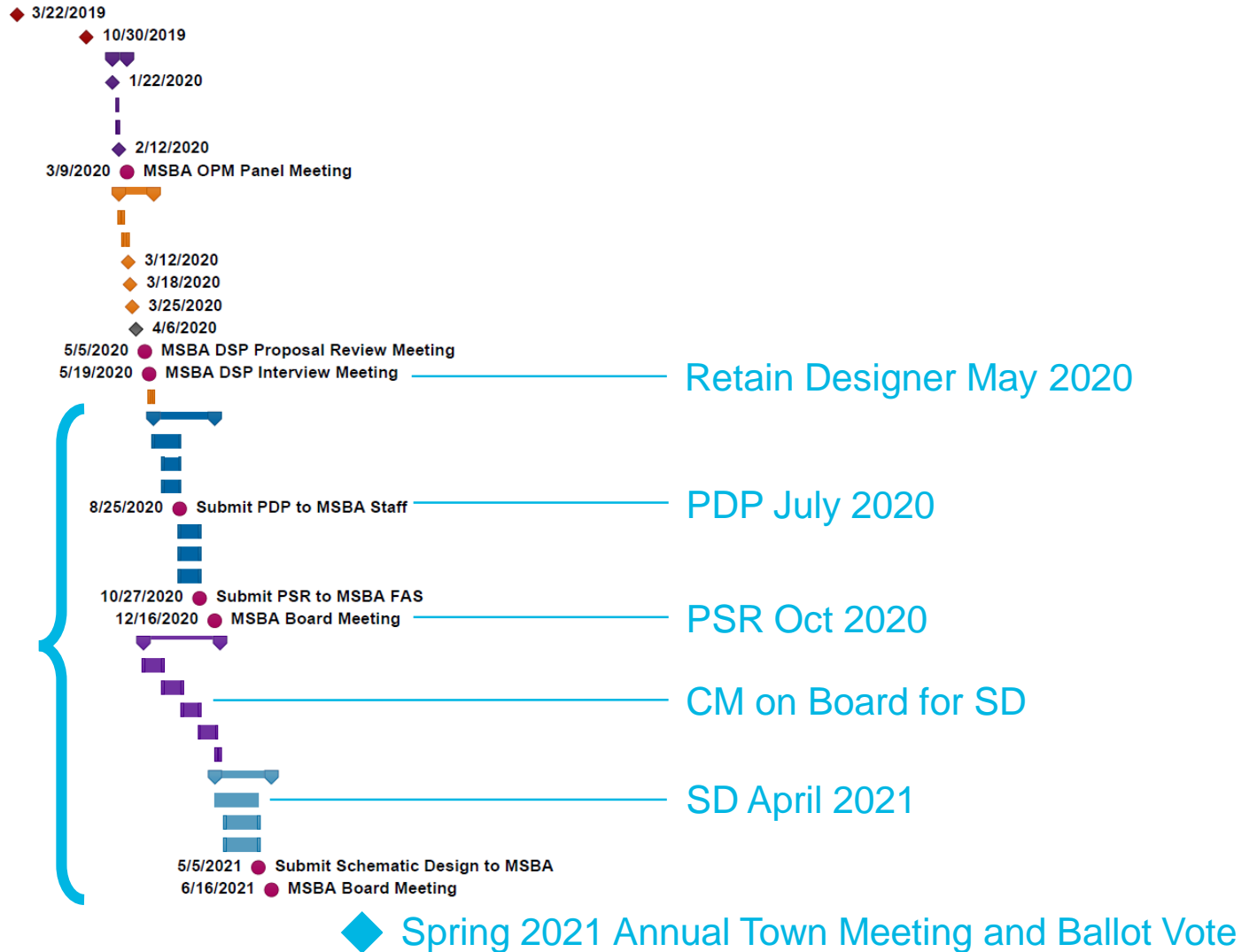
CM on Board for SD

SD June 2021

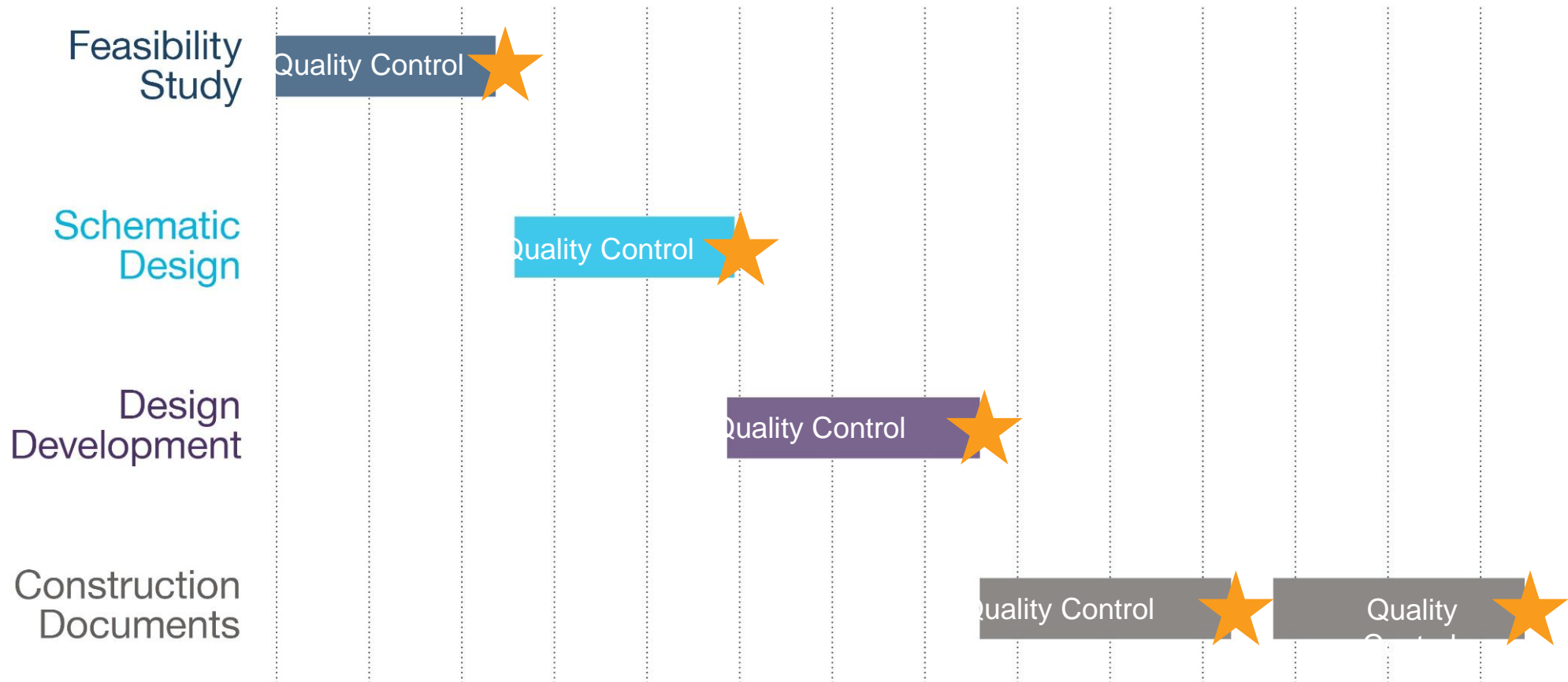
◆ Fall 2021 Special Town Meeting and Ballot Vote

Project Approach

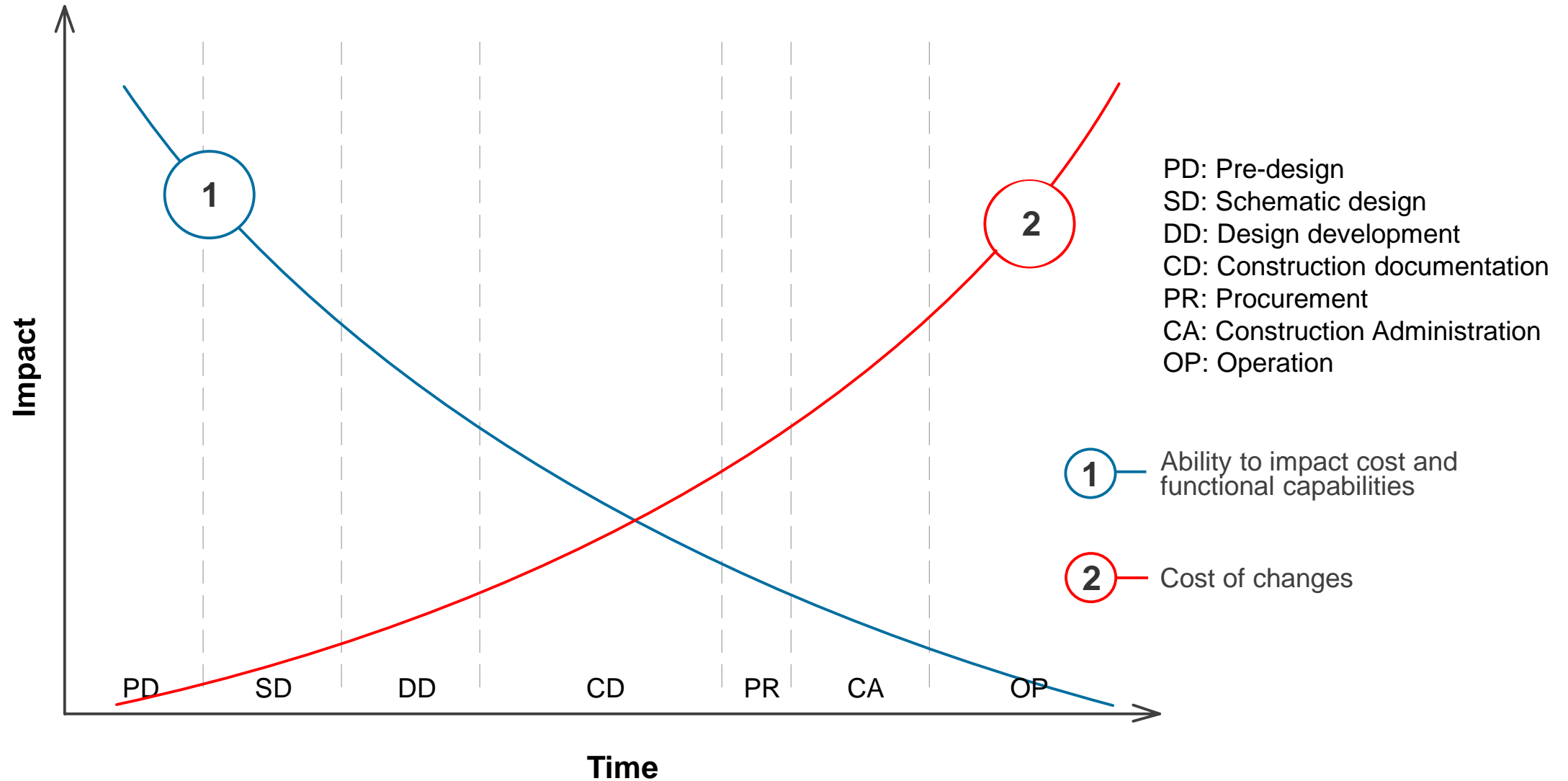
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Cost Control

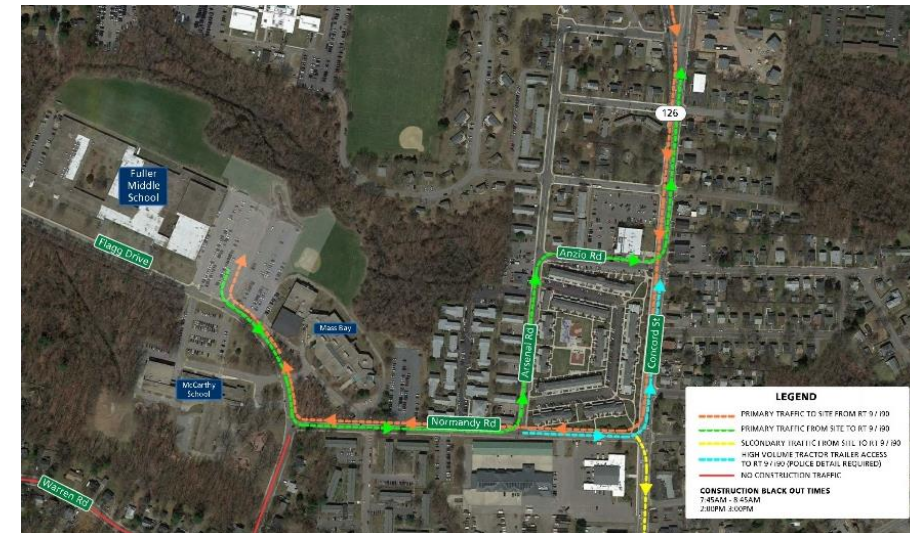
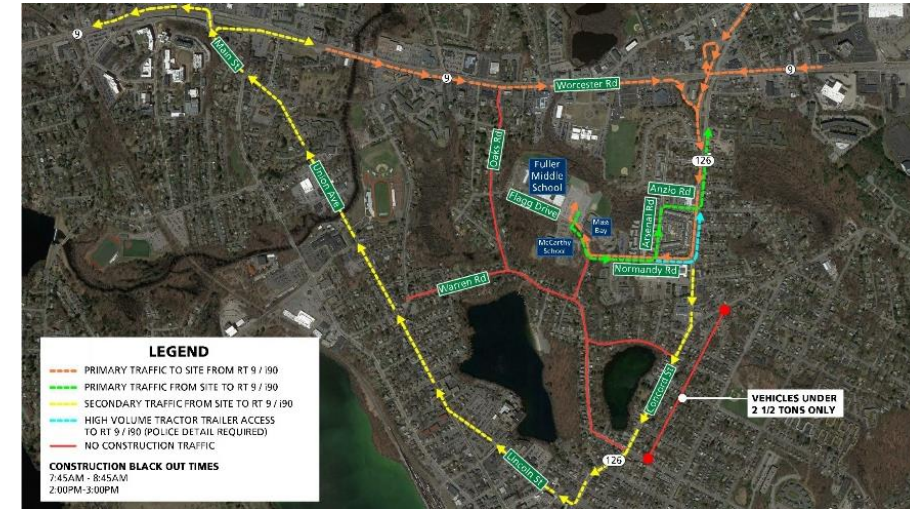


Cost Control



Planning for Construction

- Construction Travel Routes, Black-out Times
- Construction Vehicle Parking
- Lay Down/Staging Area
- No Impact on Education
- Site Security
- Residential Neighborhood: Noise, Work Hours



Active Participant

Construction Controls

- Walk the Site
- Facilitate Communication
- Resolve Disputes
- Coordinate Commissioning Agent and Testing Labs
- Monitor LEED Documentation
- Serve as Neighborhood and School Liaison
- Coordinate with Construction Subcommittee



Ongoing Project Reporting

Construction Controls

- Daily Reports
- Weekly Progress Reports
- Weekly Construction Minutes
- Construction Deficiencies Log
- Photographs
- Wage Rate Compliance
- CORI Compliance
- Quality Assurance
- Documentation Control



Schedule and Cost Control

Construction Controls

- Schedule of Values
- Payment Applications
- Track all Changes
- Schedule Performance
- FF&E Coordination
- Evaluations



Our Commitment

- Provide Principal Leadership throughout entire project
- Achieve the most Fiscally Responsible Solution
- Develop Best Practices for Community Engagement
- Maximize Reimbursement



Our Commitment

- Lead a Transparent Process
- Be your Guide with MSBA
- Involve our 186-person Team of Experts
- Ensure Safe Construction
- Be Your Advocate in the Community



| SMMA

Thank You

